

126 SALIA AVENUE CARRICKFERGUS BT38 8NE



Mid terrace house

Three bedrooms

Built in wardrobes in bedroom two and three

14'4 x 14'2 lounge with laminate wood flooring

Kitchen diner fitted with oak style high and low level units

White bathroom suite with pvc paneling, electric shower & chrome heated towel rail

Double glazed windows in pvc frames

Oil fired heating system

Enclosed garden at the rear with a westerly aspect

Brick built shed, suitable as a workshop or conversion to an entertainment space

Approximately one mile from Carrickfergus town centre, seafront and transport links

Suitable as a first time buy or investment property

No ongoing chain

Offers Around £119,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This well presented mid terrace house offers practical accommodation that will suit a range of purchasers, including first-time buyers and those seeking an investment property, and is further enhanced by the benefit of no ongoing chain.

Internally, the property comprises three bedrooms with built-in wardrobes provided in bedrooms two and three, a 14'4 x 14'2 lounge finished with laminate wood flooring, and a kitchen diner fitted with oak style high and low level units. The bathroom is fitted with a white suite incorporating PVC panelling, an electric shower and a chrome heated towel rail, while further features include double glazed windows in PVC frames and an oil fired heating system. Externally, the property enjoys an enclosed rear garden with a westerly aspect, ideal for afternoon and evening sun, together with a brick built shed that would suit use as a workshop, motorbike garage or could be adapted into an outdoor entertaining space if required. Conveniently located approximately one mile from Carrickfergus town centre, seafront and transport links, the property is in good order throughout and offers a straightforward, well located home that is worthy of early consideration.

Entrance hall

Double glazed door, radiator, laminate wood floor, door to



Lounge

14'4 x 14'2

Double glazed window to front aspect, feature fire place, radiator, laminate wood floor





Kitchen

10'2 x 14'4

Double glazed window to rear aspect, double glazed door to rear garden, range of oak style high & low level units with roll edge worktops, inset stainless steel sink & drainer with mixture tap over, stainless steel chimney style extractor fan & stainless steel splash back, plumbed for washing machine, radiator, understairs storage

Stairs and landing

Doors to, airing cupboard



Bedroom one

12'1 x 8'10

Double glazed window to front aspect, built in wardrobe, radiator, laminate wood floor



Bedroom two

10'11 x 10'2

Double glazed window to rear aspect, built in wardrobe, radiator, laminate wood floor



Bedroom three

9'2 x 8'5

Double glazed window to front aspect, radiator



Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink, enclosed bath with electric shower over, PVC panel walls, chrome heated towel rail



Garden and grounds

At the rear there is an enclosed garden laid to hard standing with a westerly aspect, brick built shed (suitable as a work shop or entertainment), double gate proving vehicle access

Floor plan



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VALUATION

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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